

I. Manufactured Mobile Home Community

Manufactured mobile home communities shall comply with the following standards:

1. Land Area

The minimum land area required for a manufactured home community is 4 acres.

2. Density Limitations

Any lot or tract of land occupied by a manufactured home community shall have a maximum density of 8 dwelling units per gross acre.

3. Setbacks and Separation Requirements

- a. Each home shall be setback at least 10 feet from the interior driveway and 30 feet from any public street.
- b. There shall be a minimum of 16 feet between homes.
- c. Manufactured housing units and all roof-covered structures shall meet the following separation requirements:
 - (1) A maximum 2-foot eave overhang shall be permitted within the separation areas as required below.
 - (2) Every service building in a manufactured home community shall be at least 25 feet from the boundary of any other property in any residential or office zoning district.

4. Utilities

Manufactured home community shall connect to public water and sewer services. All service utility lines shall be installed underground.

5. Landscaping and Screening

- a. A landscaped strip of land at least 15 feet wide shall be installed on all sides of the manufactured home community.
- b. Exterior boundaries of manufactured home community shall be developed with a sight-obscuring fence, or other acceptable border to create an attractive and permanent border. The land between the fence/border and the public street improvements shall be landscaped with street trees and other landscaping materials (sufficient to reasonably keep children from wandering into the street and to screen the park from view off-site) and shall be maintained by the owner of the manufactured home community.
- c. Exposed ground surfaces shall be protected with a vegetative growth that is capable of preventing soil erosion and of eliminating offensive dust.
- d. Each manufactured home space shall have at least one tree.

6. Internal Driveway

Manufactured home community shall have an internal driveway not less than 30 feet wide. Each home site shall be arranged so that all homes have access to the internal driveway. The interior driveway shall be properly drained; have a durable dust-free, all weather surface of asphalt, armor coating or chip and seal; and a mountable curb.

7. Recreational Vehicles/Travel Trailers

Recreational vehicles/travel trailers shall be allowed in any manufactured housing park subject to the requirements of this subsection.

- a. Each recreational vehicle/travel trailer shall be placed on a 4 inch concrete or gravel pad. No recreational vehicle/travel trailer with a footprint larger than the pad shall be placed on a site.
- b. Such re-locatable housing that does not meet the definition of a "Manufactured Home" shall be permitted within any manufactured home community, subject to the requirements of this section, provided these types of accommodation do not exceed 30 percent of the total units in the community.

8. Fire Protection

Every dwelling within a manufactured home community shall be located no further than 500 feet from a fire hydrant.

9. Drainage

Manufactured home community shall be properly graded and well drained, so as to prevent the accumulation of surface water. A drainage plan shall be approved by the County Engineer prior to approval.

10. Site Plan

A site plan prepared in accordance with the requirements Sec. 7.17 shall be approved and filed with the findings of fact as part of the approval. Each manufactured home site in manufactured home communities shall be clearly designated. Development plans shall comply with the applicable requirements of Article 4, Site Development Standards. In addition to the requirements of Sec. 7.17, the required site plan shall be drawn to scale and shall explicitly illustrate at least the following features.

- a. Location and dimensions of all park boundaries.
- b. Location of pavement on adjoining street rights-of-way.
- c. Location and dimensions of any permanent improvements existing or planned within the park, including but not limited to the following:
 - (1) Improved surfaces for common driveways, off-street parking and recreation areas;
 - (2) Buildings for management, maintenance and recreational purposes;
 - (3) Any other recreational facilities;
 - (4) Any fences or walls;
 - (5) Underground utilities;
 - (6) Full cut-off outdoor lighting fixtures; and
 - (7) The location of pipelines and systems for potable water distribution, sewage collection and fire protection, including location of all fire hydrants.

11. Recreation Area

Each manufactured home community shall include a recreational area and facilities for the use and enjoyment of the residents encompassing an area of 10 percent of the total area of the manufactured home community. Lawns, parking, driveways, accessway, streets, etc. shall not be considered part of the required recreational area and facilities.

12. Storage

A detached, accessory storage building or buildings shall be provided within each manufactured home community containing a minimum storage capacity, 10 cubic yards per manufactured home space. A combined area of at least 100 square feet per manufactured home space shall be provided for the storage of boats, campers, etc. – said area shall be enclosed with a fence of 6 to 8 feet in height to obscure the site from view off-site.

13. Pedestrian Access

Public trails and trail connections shall provide connectivity to surrounding properties in accordance with the requirements of Sec. 7.4, Sidewalks and Trails.

14. Refuse

All refuse shall be stored in fly-tight, water-tight, animal-proof containers, which shall be located no more than 150 feet from each manufactured home site. Containers shall be provided in sufficient number and capacity to properly store all refuse generated in the manufactured home community.

15. Accessory Uses

A manufactured home community may include a laundry, clubhouse and other nonprofit recreational buildings. A manufactured home community with 50 or more units may include a convenience store of up to 2,000 square feet.